

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
9502-A Horn Avenue * ZONING COMMISSIONER
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Jay W. Nehmsmann, et ux * CASE No. 93-321-A
Petitioners

ORDER OF DISMISSAL

WHEREAS, the subject Petitioners filed a Petition for Administrative Variance requesting a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (detached garage) to be located in the front yard, in lieu of the required rear yard, as more particularly shown on the site plan submitted with the Petition; and,

WHEREAS, the closing date for this matter was April 26, 1993; and,
WHEREAS, a formal request for hearing was made by Mr. and Mrs. Robert J. Stine, Jr. (future next door neighbors of the Petitioners); and

WHEREAS, a letter was received, dated May 11, 1993, from the Petitioner, Jay W. Nehmsmann, requesting that the above captioned case and public hearing scheduled for June 3, 1993 be disregarded, thereby withdrawing the Petition for Variance.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 18th day of May, 1993 that the Petition for Variance filed herein, be and the same is hereby DISMISSED without prejudice.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

May 18, 1993

(410) 887-4386

Mr. and Mrs. Jay W. Nehmsmann
9504-A Horn Avenue
Baltimore, Maryland 21236

RE: Case No. 93-321-A
Petition for Administrative Variance
9502-A Horn Avenue

Dear Mr. and Mrs. Nehmsmann:

Attached hereto please find an Order of Dismissal regarding the above captioned matter.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
att.
cc: Mr. and Mrs. Robert J. Stine, Jr.
1208 Gittings Avenue
Baltimore, Maryland 21239



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 9502-A Horn Ave.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 To allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To extend driveway and place garage at end of driveway on corner of lot. No other space on lot available.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner

(Type or Print Name)

Signature

Address

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
MAY 6, 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-321-A (Item 331)
9502-A Horn Avenue
11th Election District - 5th Councilmanic
Petitioner(s): Jay W. Nehmsmann and Mildred C. Nehmsmann
HEARING: THURSDAY, JUNE 3, 1993 at 11:30 a.m. in Rm. 106, County Office Building.

Variance to allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

cc: Jay and Mildred Nehmsmann
Robert and Charlene Stine, Jr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Arnold Jablon
Director

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
MAY 6, 1993

(410) 887-3353

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Petitioner(s): Jay W. Nehmsmann and Mildred C. Nehmsmann
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Variance to allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

cc: Jay and Mildred Nehmsmann
Robert and Charlene Stine, Jr.

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Arnold Jablon
Director

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
April 20, 1993

(410) 887-3353

Mr. and Mrs. Jay W. Nehmsmann
9502 A Horn Avenue
Baltimore, MD 21236

RE: Case No. 93-321-A, Item No. 331
Petitioner: Jay W. Nehmsmann, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Nehmsmann:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 26, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-1-93

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. * 331 (TTS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 855-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
MAY 31, 1993

(410) 887-3353

Jay W. and Mildred C. Nehmsmann
9502A Horn Avenue
Baltimore, Maryland 21236

Re: CASE NUMBER: 93-321-A (Item 331)
9502-A Horn Avenue
9/5 Horn Avenue, 129.97' W of Balport Avenue
11th Election District - 5th Councilmanic
Petitioner(s): Jay W. Nehmsmann and Mildred C. Nehmsmann

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a request regarding the administrative process.

1) Your property will be posted on or before April 11, 1993. The closing date (April 26, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Arnold Jablon
Director

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
May 6, 1993

(410) 887-3353

Jay and Mildred Nehmsmann
9502-A Horn Avenue
Baltimore, Maryland 21236

Re: 93-321-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation.

Posting charges in the amount of \$ 35 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

ARNOLD JABLON, DIRECTOR

Case withdrawn - sign posting cancelled.

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Blue Shield
of Maryland

10446 MILE AVE. CHASE & OWENS MILLS, MD 21117-0000

5/14/93
4508-93
248

RECEIVED
MAY 11 1993
ZADM

DATE: 5/14/93
LOCATION: 9502 A Horn Ave
COUNTY: Baltimore
CITY: Baltimore
CITY/ZIP: 21236

To: Baltimore County Government
Arnold Jablon Director

From: Jay W. Nehmsmann
9502 A Horn Ave.
Baltimore Md. 21236

Re: 93-321-A

Per my conversation with Gwen Stephens on 05/11/93, I plan to disregard my request for a detached garage to be located in the front yard in lieu of the required rear yard. My hearing is scheduled for June 3, 1993 this can now be canceled. Also please cancel my new sign posting, for the hearing. Thank you for your help and support in this matter. There was a big help. If you have any question please call me at 887-3391.

Very Truly yours,
Jay W. Nehmsmann

CC: Robert and Charlene Stine, Jr.

5/13/93 - spoke w/ Bob - he will not post sign.



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

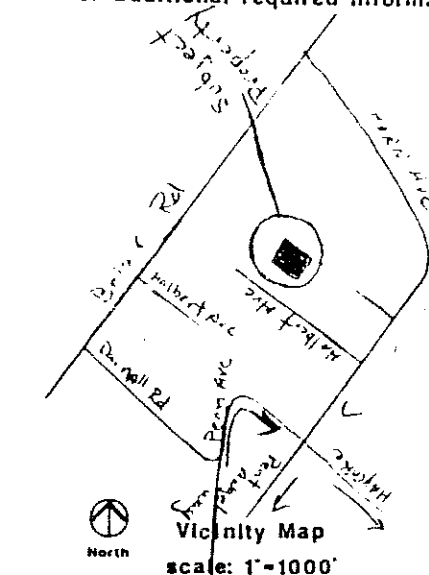
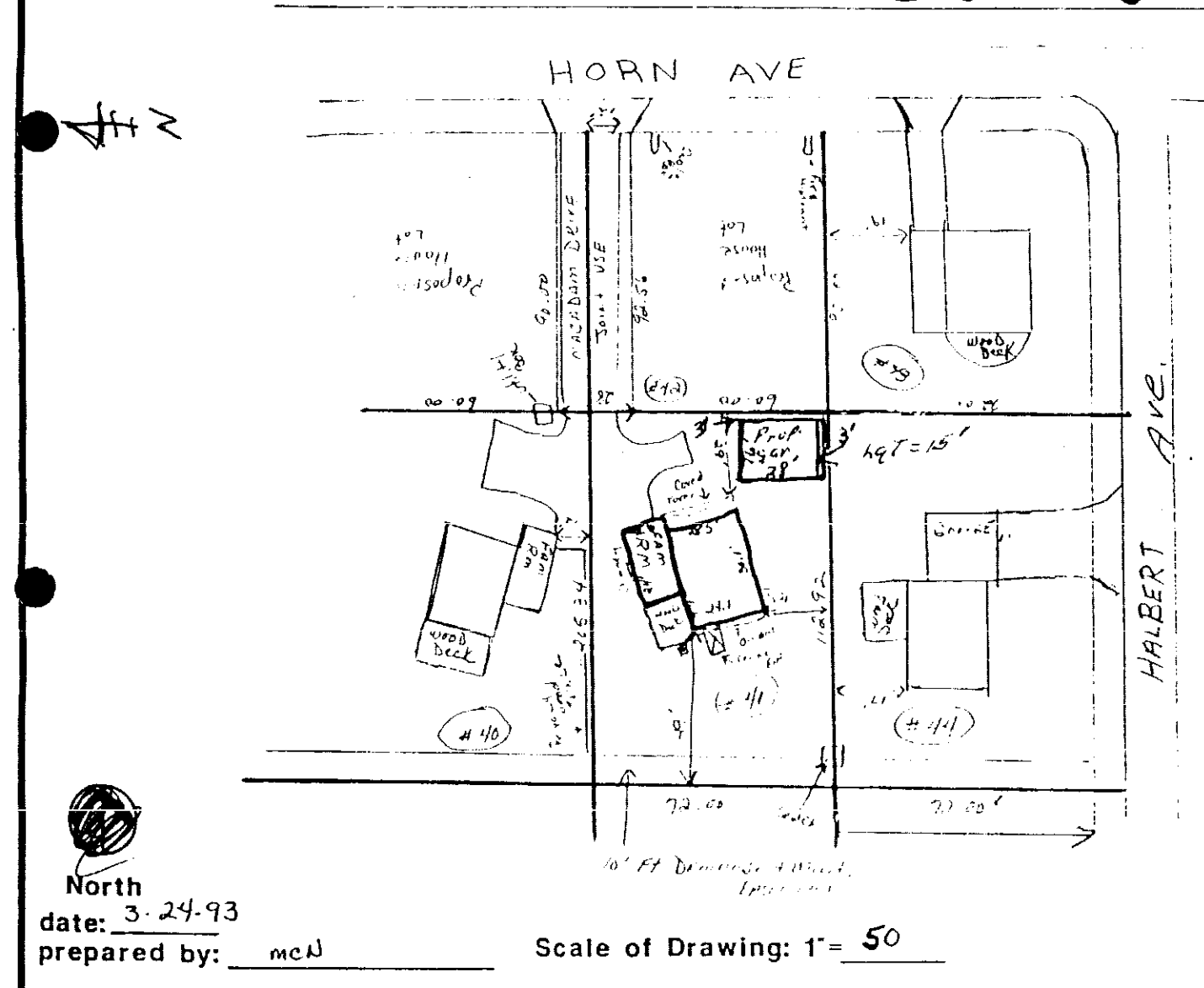
PROPERTY ADDRESS: 9502 A Horn Ave.

Subdivision name: Sharondale East

plat book # 55, folio # 205, lot # 41, section #

OWNER: Jay + Mildred Nehmsmann

93-321-A



LOCATION INFORMATION
 Councilmanic District: 5
 Election District: 11
 1"=200' scale map: NE-106
 Zoning: DR-5
 Lot size: 1.18 acreage 7800 sq ft
 sewer: ☒ WATER: ☒
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: NONE
Zoning Office USE ONLY!
 reviewed by: **331** ITEM #: CASE#:

331

see pages 5 & 6 of the CHECKLIST for additional required information

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: **331** ITEM #: CASE#:

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